For Multi-Picture Tour Go To:

**www.mitten-realty-services.com**



**5453 and 5455 198 Street, Langley City** **$628,800**

# Duplex With Two Three Bedroom & Two One Bedroom Units
# Fantastic Opportunity – Super Income

Fantastic opportunity - duplex with two three bedroom units upstairs and two unauthorized one bedroom suites downstairs. 11,000 square foot fenced lot is currently zoned RM1 and is designated multifamily in the Official Community Plan. Super investment with $3,000 per month in income. A great opportunity for the discerning investor.

## Main Level: 2067 Square Feet

- ★ Two three bedroom units each rented for $960.00/month and they pay the untilities for the whole side, however they get a $60.00/month refund each to compensate them for the hydro for the lower unit

## Lower Level: 1379 Square Feet

- ★ Two unauthorized one bedroom units rented for $600.00/month including utilities.
- ★ **2009 Taxes: $3,456.92**

## Lot: 11,599 Square Feet – 179’ x 64.8’

- ★ Zoned RM1
- ★ Designated Multif mily in the Official Community Plan


# Doug or Bonnie Mitten

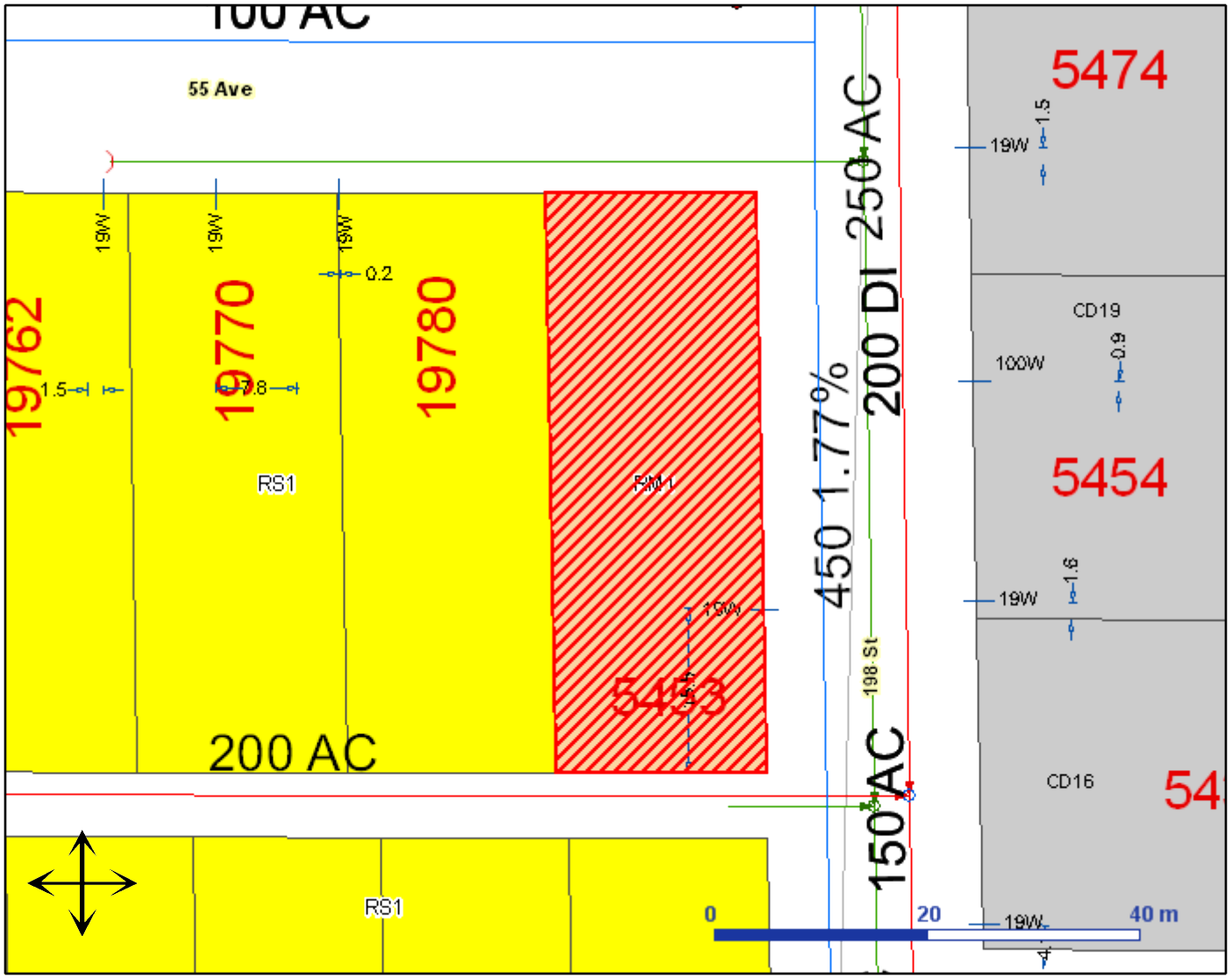
Prudential | Power Play Realty

# (604) 533-3231



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# 5453 5455 198 zoning




CITY OF LANGLEY

## Legend

- Services Lines
- Fire Hydrants

**Water Mains**

- Active Main
- Abandoned
- Manholes

**Sanitary Mains**

- Gravity Main
- Force Main
- GVSDD Main

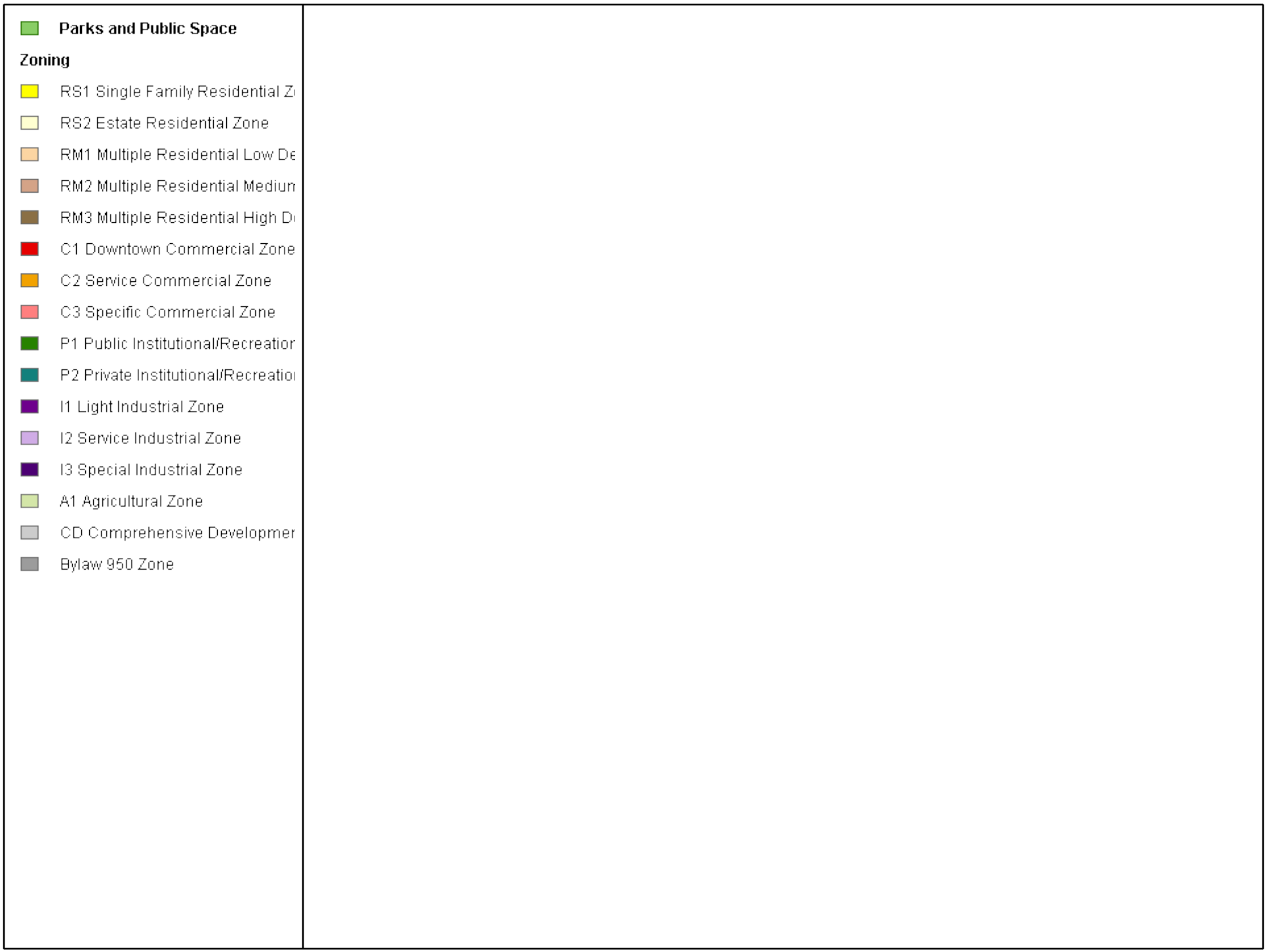
**Drainage Nodes**

- Manhole
- Catch Basin
- Headwall
- Drainage Mains
- Monuments
- Monument Lines
- Railway
- Road Names
- Watercourses
- City Boundary
- Parcels

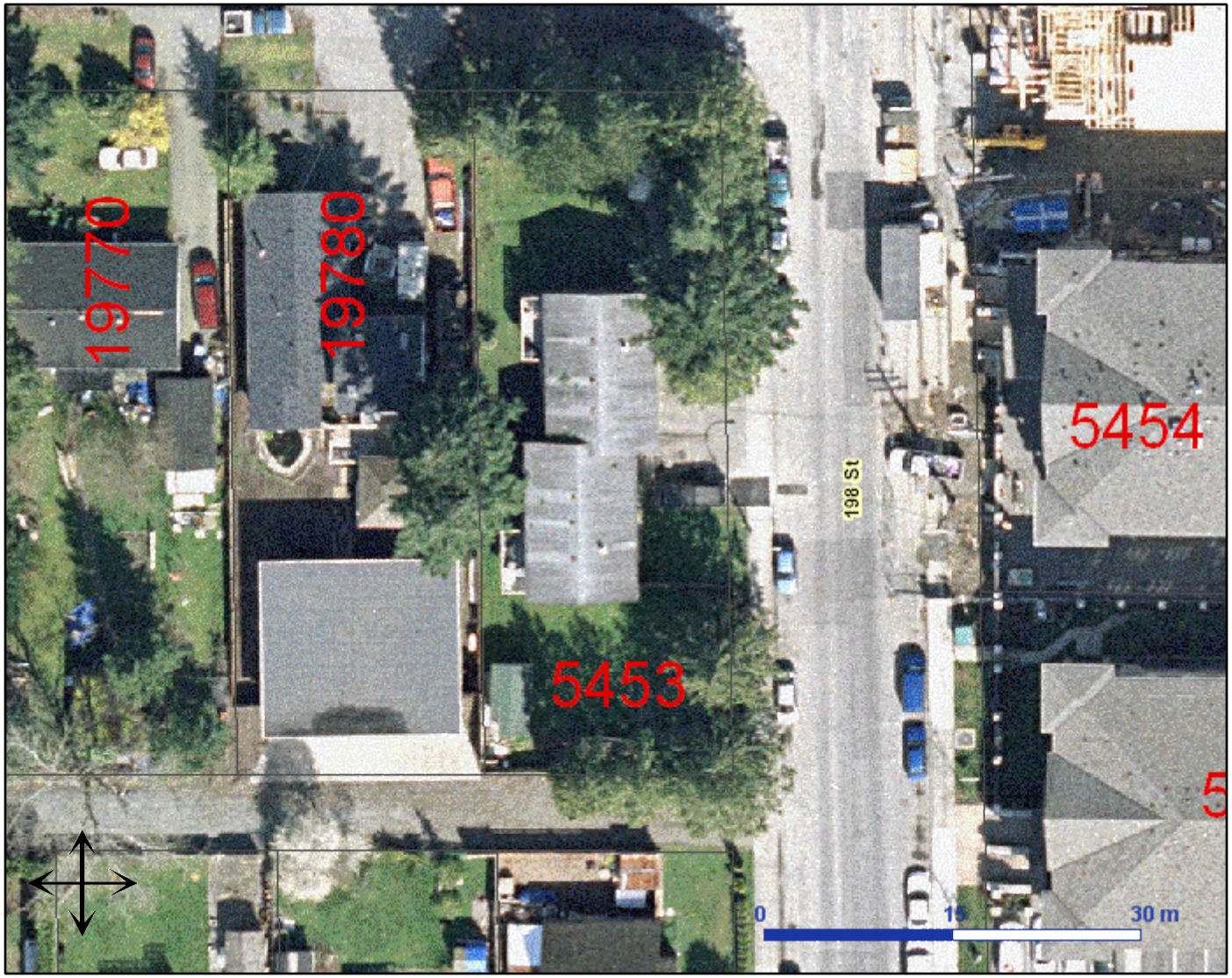
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Scale 1:625

27 February 2010, 21:24


Parks and Public Space
Zoning
RS1 Single Family Residential Z
RS2 Estate Residential Zone
RM1 Multiple Residential Low De
RM2 Multiple Residential Mediun
RM3 Multiple Residential High D
C1 Downtown Commercial Zone
C2 Service Commercial Zone
C3 Specific Commercial Zone
P1 Public Institutional/Recreatior
P2 Private Institutional/Recreatio
I1 Light Industrial Zone
I2 Service Industrial Zone
I3 Special Industrial Zone
A1 Agricultural Zone
CD Comprehensive Developmer
Bylaw 950 Zone

# aerial




CITY OF LANGLEY

**Legend**

- Railway
- Road Names
- Watercourses
- City Boundary
- Parcels
- Parks and Public Space

2007 Air Photo.sid

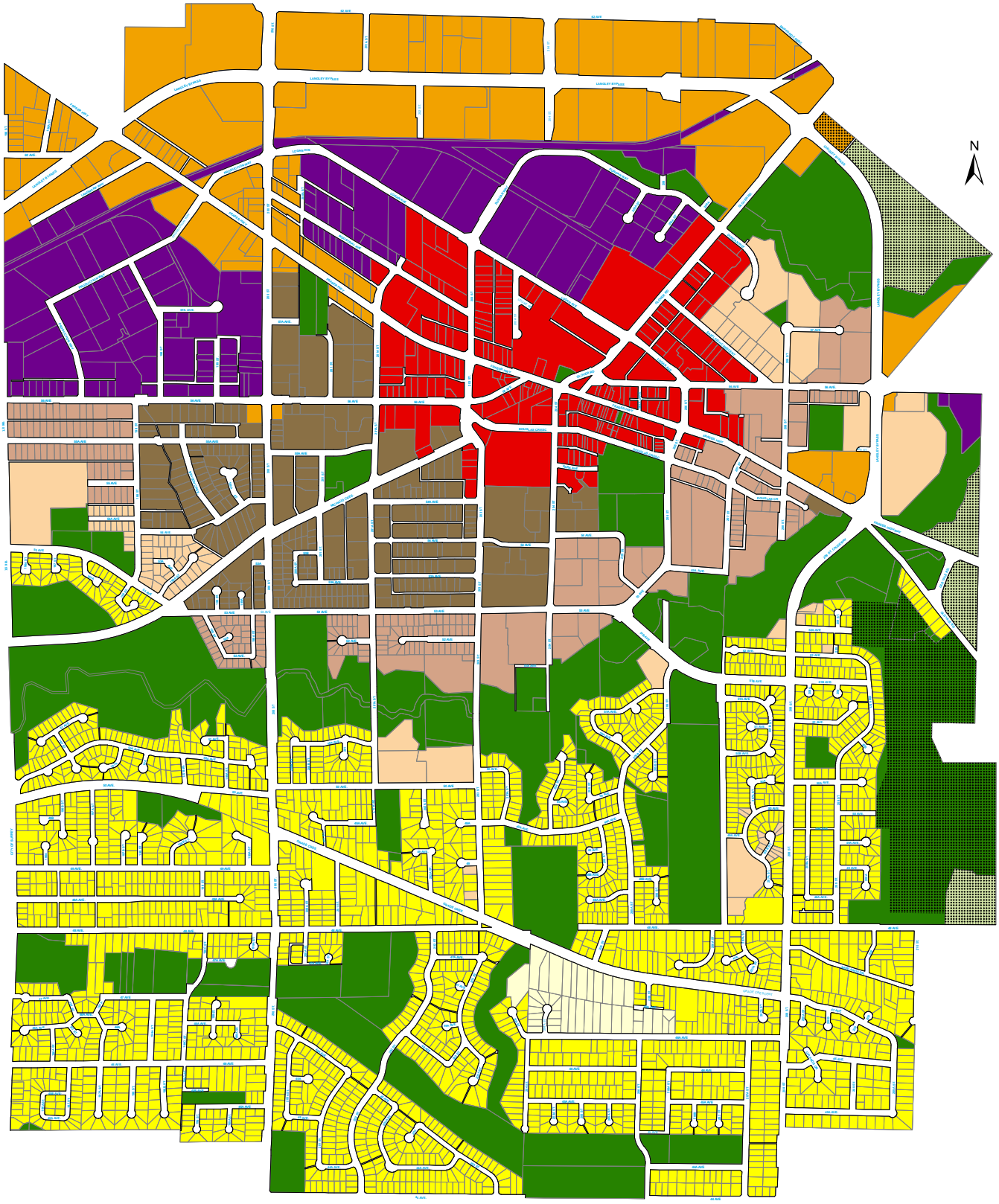
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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Scale 1:531

27 February 2010, 21:48

# CITY OF LANGLEY
# OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
# SCHEDULE "A" - LAND USE DESIGNATION MAP



Adopted April 24, 2006

Map Amendments:

Bylaw No. 2699 - February 25, 2008
Bylaw No. 2755 - November 2, 2009

**Legend**

- Estate Residential
- Urban Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Commercial
- Service Commercial
- Industrial
- Institutional
- Agricultural
- Agricultural Land Reserve

1:4,000

Prepared by:
Development Services Department

# PART II – RESIDENTIAL ZONES

## C. RM1 MULTIPLE RESIDENTIAL LOW DENSITY ZONE

### 1. Intent

This Zone is intended to accommodate and regulate the development of low density, ground-oriented *multiple-unit residential* buildings and related *amenity spaces*.

### 2. Permitted Uses

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

(a) *Multiple-Unit Residential*:

(b) *Accessory uses* limited to the following:

i) *Home Occupations* excluding bed and breakfast and *child care centre*.

(c) Congregate Housing. (Bylaw 2298, Nov. 29/99)

(d) Seniors-Oriented Multiple Unit Residential. (Bylaw 2298, Nov. 29/99)

### 3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

| Minimum | |
|---|---|
| **Lot Size** | ***Lot Width*** |
| 1,400 $m^2$ [15,069.96 $ft^2$] | 30.0 m [98.42 ft] |

### 4. Size of Buildings and Structures

| | Maximum | |
|---|---|---|
| **Building Type** | **# Units** | ***Height*** |
| ***Principal Building*** | 62 units/ha. [25.09 units/ac.] | 2 *storeys*(i) |
| ***Accessory Buildings and Structures*** | n/a | 7.0 m(i) [22.97 ft] |

(i) This shall be reduced to a maximum of 4.5 m [14.76 ft] and one *storey* in the case of a two-family dwelling.

## PART II – RESIDENTIAL ZONES

### 5. Lot Coverage

All buildings and structures combined shall not cover more than thirty-five (35) percent of the lot area.

### 6. Siting of Buildings and Structures

| | Minimum *Lot Line* Setback | | | |
|---|---|---|---|---|
| **Building Type** | ***Front*** | ***Rear*** | ***Interior*** | ***Exterior*** |
| ***Principal Building*** | 7.5 m [24.61 ft] | 7.5 m [24.61 ft] | 7.5 m[(i)] [24.61 ft] | 7.5 m[(ii)] [24.61 ft] |
| ***Accessory Buildings and Structures*** | 7.5 m [24.61 ft] | 3.0 m [9.84 ft] | 3.0 m [9.84 ft] | 7.5 m [24.61 ft] |

(i) This may be reduced to a minimum of 3.0 m [9.84 ft] in the case of a two-family dwelling.

(ii) This may be reduced to a minimum of 4.5 m [14.76 ft] in the case of a two family dwelling.

### 7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

### 8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

### 9. Special Regulations

(a) *Amenity space* shall be provided on the *lot* as follows:

i) Indoor *amenity space* in the amount of 2.3 $m^2$ [24.76 $ft^2$] per *dwelling unit* for all buildings containing more than twenty (20) units.

(b) The minimum *lot* area for a two family dwelling shall be 836 $m^2$ [8,998.92 $ft^2$]. This may be further reduced to a minimum of 418 $m^2$ [4,499.46 $ft^2$] and one *interior lot line* setback may be reduced to 0.0 m [0.0 ft] provided that a party wall agreement is implemented between the owners of the two units and registered against the titles of the two *lots*.

## PART II – RESIDENTIAL ZONES

### 10. Other Regulations

In addition, land use regulations including the following are applicable:

(a) General provisions on use are set out in Section l.D. of this Bylaw.

(b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.

(c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.

(d) Development Permits shall be required in accordance with the *Official Community Plan*.

(e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

## PART II – RESIDENTIAL ZONES

## *D RM2 MULTIPLE RESIDENTIAL MEDIUM DENSITY ZONE*

### 1. Intent

This Zone is intended to accommodate and regulate the development of medium density, *multiple-unit residential* buildings and related *amenity spaces*.

### 2. Permitted Uses

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

(a) *Multiple-Unit Residential*.

(b) *Accessory uses* limited to the following:

i) *Home Occupations* excluding *bed and breakfast* and *child care centre*.

(c) Congregate Housing.[Bylaw 2298, Nov. 29/99)]

(d) Seniors-Oriented Multiple Unit Residential. [Bylaw 2298, Nov. 29/99)]

### 3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

| Minimum | |
|---|---|
| **Lot Size** | ***Lot Width*** |
| 1,850 $m^2$ [19,913.88 $ft^2$] | 30.0 m [98.42 ft] |

### 4. Size of Buildings and Structures

| | ~~Maximum~~ | |
|---|---|---|
| ~~**Building Type**~~ | ~~**# Units**~~ | ~~***Height***~~ |
| ~~***Principal Building***~~ | ~~124 units/ha. [50.18 units/ac.]~~ | ~~*3 storeys*~~ |
| ~~***Accessory Buildings and Structures***~~ | ~~n/a~~ | ~~7.0 m [22.97 ft]~~ |

(*Amended by Bylaw No. 2731, 2008 – June 23, 2008)*

## PART II – RESIDENTIAL ZONES

| | Maximum | |
|---|---|---|
| **Building Type** | **# Units** | ***Height*** |
| ***Principal Building*** | 173 units/ha. [70 units/ac.] | 4 *storeys* |
| ***Accessory Buildings and Structures*** | n/a | 7.0 m [22.97 ft] |

*(Amended by Bylaw No. 2731, 2008 – June 23, 2008)*

### 5. Lot Coverage

~~All buildings and structures combined shall not cover more than thirty-five (35) percent of the lot area.~~ *(Amended by Bylaw No. 2731, 2008 – June 23, 2008)*

All buildings and structures combined shall not cover more than forty (40) percent of the lot area. *(Amended by Bylaw No. 2731, 2008 – June 23, 2008)*

### 6. Siting of Buildings and Structures

| | Minimum *Lot Line* Setback | | | |
|---|---|---|---|---|
| **Building Type** | ***Front*** | ***Rear*** | ***Interior*** | ***Exterior*** |
| ***Principal Building*** | 7.5 m [24.61 ft] | 7.5 m [24.61 ft] | 7.5 m [24.61 ft] | 7.5 m [24.61 ft] |
| ***Accessory Buildings and Structures*** | 7.5 m [24.61 ft] | 3.0 m [9.843 ft] | 3.0 m [9.843 ft] | 7.5 m [24.61 ft] |

### 7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

### 8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

### 9. Special Regulations

(a) *Amenity space* shall be provided on the *lot* as follows:

i) Indoor *amenity space* in the amount of 2.3 $m^2$ [24.76 $ft^2$] per *dwelling unit* for all buildings containing more than twenty (20) units.

### 10. Other Regulations

In addition, land use regulations including the following are applicable:

(a) General provisions on use are set out in Section I.D. of this Bylaw.

(b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.

(c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and Development Cost Charge Bylaw.

(d) Development Permits shall be required in accordance with the *Official Community Plan*.

(e) Sign Permits shall be subject to the City of Langley Sign Bylaw.